### Me. Jw Meadows Development Inc.

P O Box 278 Marengo, Ohio 43334 (419) 253-6031

May 9, 2013

Morrow County Planning Office 80 North Walnut Street, Suite C Mt. Gilead, Ohio 43338

Re: Application for Variance

#### Gentlemen:

Please find enclosed a request for variance for three (3) locations along the SR 61 & I-71 corridor. Parcel numbers are listed on my applications.

The property is currently zoned as industrial with a 75 ft. setback. As to the size of these parcels I cannot see how they could, individually, support industrial development.

As you will note, this site consists of three (3) small parcels which we have combined to facilitate a larger unit thus allowing us to develop a pleasing, easily accessible, site for the extension of Morrow County Hospital. We are requesting a variance to allow for a commercial, 50 ft., setback thus allowing ample room on all sides for this structure.

I have always taken pride in trying to better my community and feel that the location I have offered for this structure will be of significant benefit to Morrow County, and our surrounding communities, for many years to come.

If you need further information please feel free to give me a call. If I am unavailable, please ask for Cheryl.

Sincerely,

Walter C. Fishburn

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State Route 61 @ I-71

#### APPLICATION FOR VARIANCE

### **Board of Zoning Appeals Morrow County, Ohio**

Application No. 213-002

				Applica	mon No 5 000		
Name of	Applicant:	MORROW	MEADOWS DE	/ELOPMENT			
Mailing Address: PO BOX 278, MARENGO, OH 43334							
Phone Number: Hor		ome	<u>;</u> 6	Business	419-253-6031		
1. Locational Description:		Subdivisio	Subdivision Name:				
~	Section		Township	Bennington	Range 16		
	Other Designation		Block_	Block Lot No			
	(If not in a pla	atted subdivision	attach a legal	description)			
2.	Nature of Var	riance: Des	cribe generally	the nature of the	he variance		
	Requesti	Requesting permission to use commercial setbacks instead of					
	industrial for these constrained parcels.						
In addition, plans in triplicate and drawn to scale must accompany this applic showing dimensions and shape of the lot, the size and locations of existing b the locations and dimensions of proposed buildings or alterations, and any na topographic peculiarities of the lot in question.							
3.	Justification of Variance: In order for a variance to be granted, the applicant must prove to the Board of Zoning Appeals that the following items are true: (Please attach these comments on a separate sheet)						
	<ul> <li>a. special conditions exist peculiar to the land or building in question;</li> <li>b. that a literal interpretation of the ordinance (resolution) would deprive the applicant of rights enjoyed by other property owners;</li> <li>c. that the special conditions do no result from previous actions of the applicant; and</li> <li>d. that the requested variance is the minimum variance that will allow a reasonable use of the land or buildings.</li> </ul>						
I certify the information contained in this application and its supplements is true and correct.							
Date	5-9-	/3		Es Co.	Applicant Applicant		

SURVEY FOR LOT LINDEN REYNOLDS RANGE 16, TOWNSHIP 6, QUARTER TOWNSHIP 3, LOTS 9 & 10, USML, BENNINGTON TOWNSHIP, MORROW COUNTY, OHIO D.V 345 P. 633 \$639 Drawn By 5KV 200' Date 2-29-00 P.B. Scale 1"= SCALE IN FEET NOT SUBJECT TO MORROW COUNTY RECEIVED REGION: LANNING COMMISSION REVIEW

LATE/20/DD INITIAL FOR

5.124AC. \$ 5.706AC FAMILY Morrow County Engineer
Date 3/20/00 7 SURVEY APPEARS TO MEET THE MINIMUM STANDARDS FOR LAND SURVEYS IN THE STATE OF CHIO NOTE: Subject to Sam Vance makine corrections on originals 713.81 N89° 37'25"E 50' EASEMENT FOR ACCESS ROAD ( P.50 | AC.). SUBJECT TO HEALTH DEPT APPROVAL (334BAC) 211 SUBJECT TO: 5.124 ACRES REGIONAL PLANNING REYMOLDS TRUSTEES OF THE REYMOLDS REY. TRUST COMMISSION REVIEW MORROW COUNTY, OHIO CO.r 345 P. 433 \$ 439) 648.85 Morrow County Health Departmen 34.7 STATE ROUTE 1. 797 10 AKRES "Lot Split" 5.706 4 ACRES NB95957 10035 (1.37 P.MC.) B.B.C. Co. CD.V. 331 P. 856) 40 (0.0L3A 589-59 A. & V.G. FULLER CD.Y. 318 P. 868) REFERENCE MATERIALS LEGEND DEED VOLUME 331 P. 856 · TRON PIPE FOUND DEED VOLUME 345 P. 637 4659 A PX NAIL FOUND DEED VOLUME 318 P. BUS A PH NAIL SET. VANCE 6553 O 12" X 30" ERON PIN SET WI PLASTIC CAP STAMPED "YANCE 6553" I hereby certify that the foregoing drawing was Registered Surveyor No. 6553 prepared from an actual survey of the premises. VANCE SURVEYING

LAND SURVEYOR 28 Clinton Road, Mount Vernon, Ohio 43050
VOLUME 358 PAGE 660

State Route 61 & I-71

### **APPLICATION FOR VARIANCE**

# **Board of Zoning Appeals Morrow County, Ohio**

Application No. <u>2/3-002</u>

		Application No	0.21) 000				
Name of A	Applicant: MORROW	MEADOWS DEVELOPMENT					
Mailing A	Address: PO BOX 278, MAR	ENGO, OH 43334					
Phone Nu	mber: Home	Business 419-	253–6031				
1. Locational Description:		Subdivision Name:					
	Section	Township Bennington	Range 16				
	Other Designation	BlockLo	t No				
	(If not in a platted subdivision attach a legal description)						
2.	2. Nature of Variance: Describe generally the nature of the variance						
i e							
	<ul> <li>a. special conditions exist peculiar to the land or building in question;</li> <li>b. that a literal interpretation of the ordinance (resolution) would deprive the applicant of rights enjoyed by other property owners;</li> <li>c. that the special conditions do no result from previous actions of the applicant; and that the requested variance is the minimum variance that will allow a reasonable use of the land or buildings.</li> </ul>						
I certify the information contained in this application and its supplements is true and correct.							
Date	5-9-13	Applica	This was and				

SURVEY FOR LQTT LINDEN REYNOLDS RANGE 16, TOWNSHIP 6, QUARTER TOWNSHIP 3, LOTS 9 & 10, USML, BENNINGTON TOWNSHIP, MORROW COUNTY, OHIO 345 P. 6335639 Drawn By\_ 200' Date 2-29-00 P.B. Scale 1"= ALE IN FEET NOT SUBJECT TO MORROW COUNTY RECEIVED REGIONAL TLANNING COMMISSION REVIEW Morrow County Engineer
Date \$120/00 Y
SURVEY APPEARS TO MEET THE
MINIMUM STANDARDS FOR LAND 5.124 Ac. 1 5.70 Ac tame SURVEYS IN THE STATE OF CHIO Note: Subject to Sam Vance making corrections originals 50' EASEMENT FOR ACCESS ROAD - ( P.501 AC.) SUBJECT TO HEALTH DEPT APPROVAL SUBJECT TO: 124 ACRES REGIONAL PLANNING L. REYNOLDS TRUSTEES OF THE L. REYNOLDS REY. TRUST CO.Y 345 P. 433 & 439) COMMISSION REVIEW MORROW COUNTY, OHIO Morrow County Health Department STATE ROUTE 1.797 AKRES "Lot Split" 5.706 ACRES B. B. C. Co. ( EE .V. 0) P. 856) £079 I. PIN A. & V.G. FULLER CD.Y. 318 P. 868) REFERENCE MATERIALS LEGEND DEED VOLUME 331 P. 856 · TRON PIPE FOUND DEED VOLUME 345 P. 637 4639 A PK NAIL FOUND DEED VOLUME 318 P. BUS A PH NAIL SET. VANCE 6553 O 12" X 30" IRON PIN SET W/ PLASTIC CAP STAMPED "VANCE 6553" I hereby certify that the foregoing drawing was Registered Surveyor No. 6553 prepared from an actual survey of the premises.

VANCE SURVEYING

LAND SURVEYOR 28 Clinton Road, Mount Vernon, Ohio 43050 VOLUME 358 PAGE 660 PARCEL # A01-( -00-342-04 1.997 Acres 644 St. Rt. 61

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VANCE SURVEYING

LAND SURVEYOR 28 Clinton Road, Mount Vernon, Ohio 43050 VOLUME 358 PAGE 660